HUNTERS®

HERE TO GET *you* THERE



# Courville Close

Alveston, BS35 3RR

£255,000

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Council Tax: D





# 22 Courville Close

Alveston, BS35 3RR

## £255,000





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This fabulous semi detached retirement home has been completely refurbished and upgraded to a very high specification. Tastefully appointed to incorporate a host of quality fitments and fittings, this truly is a very special house that would be ideal for the discerning buyer in search of a turn key purchase. Designed for independent, active living for the over 60's, there is an on site manager who is available to assist with the day to day smooth running of the development Monday to Friday 9am to 5pm with emergency cords and alarms for assistance outside those hours. Enjoying a convenient residential position amongst housing of a similar age and style this easy to manage property enjoys a private level garden and garage. VACANT....NO CHAIN!

### ENTRANCE
Via canopy porch to security locking uPVC double front door

### HALLWAY
Staircase rising to first floor, cupboard housing Worcester gas central heating boiler. Column radiator

### CLOAKROOM
W.C, wash hand basin and luxury Egyptian Travertine tiled floor and walls. Plumbed for washing machine and space for tumble dryer. Concealed pipework for the installation of a shower if required. Extractor fan and column radiator

### LIVING ROOM
24'5" x 12'3" (7.43 x 3.74)
uPVC double glazed window to front and uPVC double glazed bay window to rear. Skimmed and coved ceiling. Sky connection for both standard and Sky glass. 2 X Column radiators

### KITCHEN
9'11" x 9'3" (3.02 x 2.82)
uPVC double glazed casement window and door to rear. Comprehensively fitted with a range of various floor and wall units incorporating soft close doors with "Bosch" double oven, ceramic hob with hood, under counter fridge and separate freezer. Brand new AEG slimline dishwasher with work surfaces incorporating one and a half bowl sink unit with mixer taps. Skimmed ceiling with inset LED lighting. Column radiator

### LANDING
Access to loft and airing cupboard housing hot water tank.

### BEDROOM 1
15'7" x 11'9" (4.75 x 3.58)
uPVC double glazed windows to front, skimmed ceiling and Column radiator

### BEDROOM 2
12'5" x 10'2" (3.78 x 3.10)
uPVC double glazed dormer window to rear enjoying far reaching country views. Skimmed ceiling and column radiator

### SHOWER ROOM
Upvc double glazed skylight. Formally a bathroom, but the bath has been removed and the suite refilled to incorporate a shower enclosure. Luxury Egyptian Travertine tiled floor and walls. wash hand basin, w.c, bidet and tiled shower cubicle incorporating "Mira" shower that runs off the mains. built in cupboard with soft close door, column radiator

## GARDENS
Being semi detached this garden is slightly wider than most on the development. It is enclosed private with an Easterly aspect. There is a small South facing patio, lawn and side pedestrian access

## GARAGE
Single garage in nearby block. PLEASE NOTE.....All cars MUST be garaged overnight.

## SERVICE CHARGE
To cover the running costs of this lovely development there is an annual service charge of approx £3,615 pa This covers water rates, warden, buildings insurance, communal gardening costs, 24 hour care, window cleaners and more.....

## OTHER INFORMATION
The house was completely renovated from top to bottom 8 years ago. The refurbishment included the installation of all new windows and doors from "Yate Windows". The installation of a new "Howdens" kitchen with Bosch appliances and the re-fitting of the cloakroom and bathroom with luxury Egyptian Travertine tiles. All of the ceilings were skimmed so that there is no aertex in the house. The property has the option to purchase all of the contents (excluding paintings & pictures) so could be be sold fully furnished if required.

## Material Information - Thornbury
Tenure Type; Freehold
Council Tax Banding; D

## Anti money Laundering
''Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted''









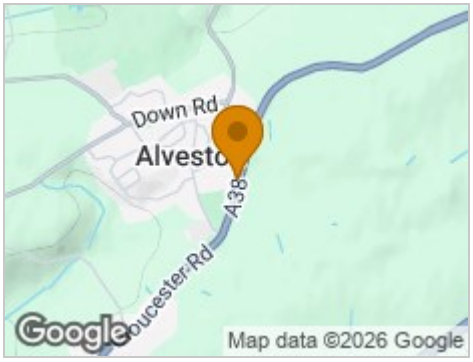
## Road Map



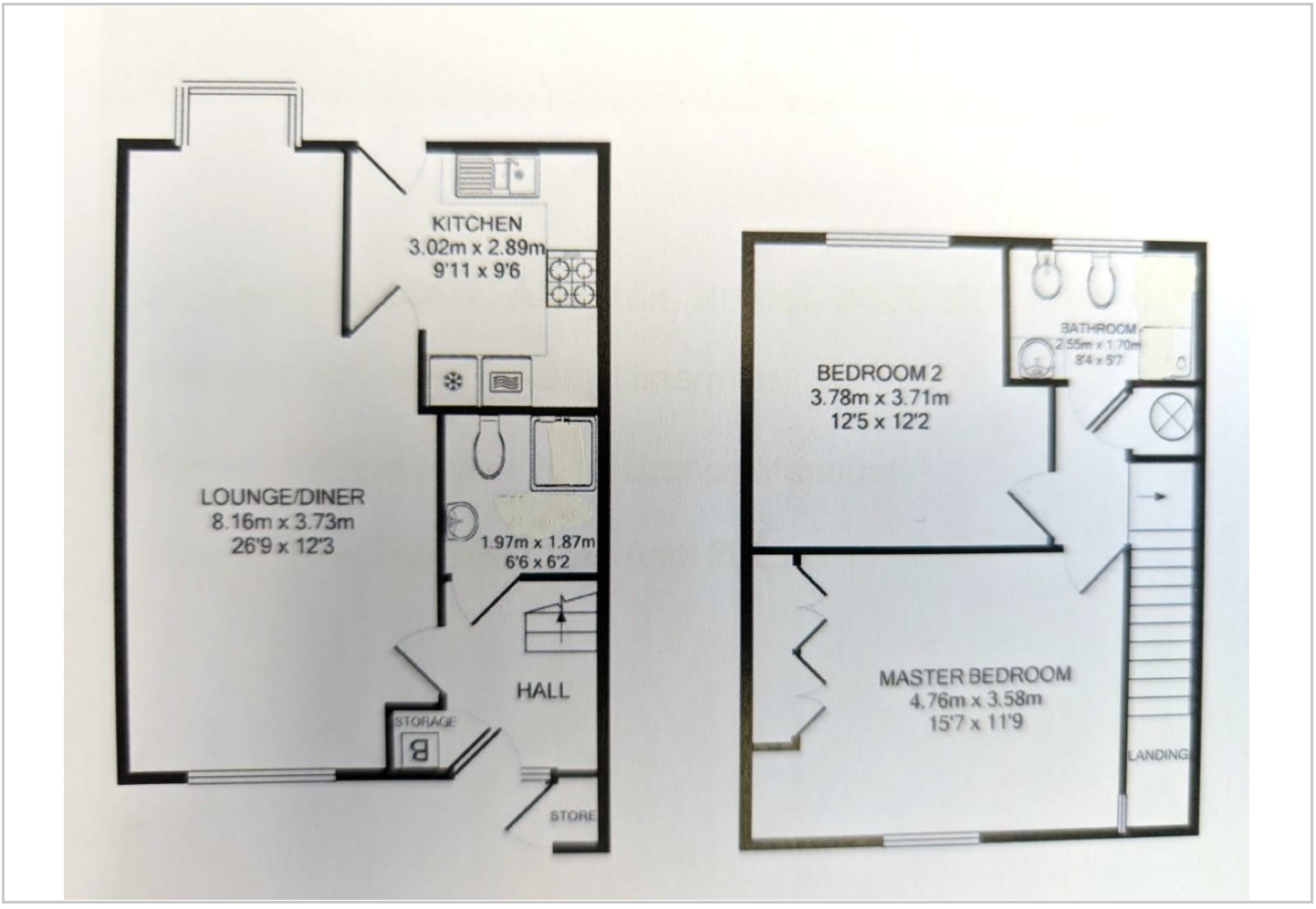

## Hybrid Map




## Terrain Map



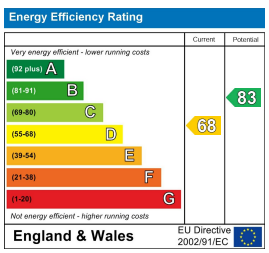

## Floor Plan

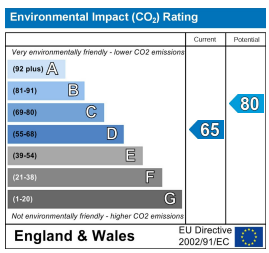



## Viewing

Please contact our Hunters Thornbury Office
on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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